

City of Franklin
Plan Commission Meeting Agenda*
Franklin City Hall Council Chambers
9229 W Loomis Road – Franklin WI 53132
7:00 p.m., Thursday, July 8, 2004

- I. Call to Order & Roll Call**
- II. Approval of Minutes**
 - A. Regular Meeting Thursday, June 17, 2004**
 - B. Special Meeting Thursday, June 24, 2004**
- III. Public Hearings**
 - A.** Consideration of a request by Gus Koutromanos for a special use for a restaurant with a drive-thru at 7621 West Rawson Avenue, NE 1/4 of Sec. 09 (755-0193-000), zoned PDD Planned Development District #16 (FRANKLIN CENTRE).
 - B.** Consideration of a request by The Redmond Company to rezone a parcel of land located at 2929 West Rawson Avenue, NE 1/4 of Sec. 12 (761-9966-000), from R-6 Suburban Single-Family Residence District to B-6 Professional Office District.
 - C.** Consideration of a request by The Redmond Company for a special use for a bank with drive-thru at 2929 West Rawson Avenue, NE 1/4 of Sec. 12 (761-9966-000), to be zoned B-6 Professional Office District.
 - D.** Consideration of a request by Hiller Ford, Inc., for an amendment to special use No. 95-4217, to expand an automobile dealership parking lot at 6455 South 108th Street, NE 1/4 of Sec. 06 (704-9998-004), zoned M-1 Limited Industrial District.
 - E.** Consideration of a request to amend Division 15-3.0600, §15-3.0603, Table 15-3.0603 of the Unified Development Ordinance to allow limousine services as a special use in M-1 Limited Industrial District and M-2 General Industrial District.
 - F.** Consideration of a proposed amendment to the Unified Development Ordinance to create §15-3.0505A. to cap the size of individual retail buildings to 125,000 gross square feet in B-1 Neighborhood Business District, B-2 General Business District, B-3 Community Business District and B-5 Highway Business District.
- IV. Business**
 - A.** Consideration of a request by Theodore & Kathryn Wieczorek to approve a front yard fence on property located at 5732 West Rawson Avenue, SW 1/4 of Sec. 02 (741-9999-002), zoned M-1 Limited Industrial District & FFO Floodplain Fringe Overlay District. (Tabled at the May 6 & June 3, 2004, Plan Commission meetings.)
 - B.** Consideration of a request by South Suburban YMCA to discuss and make recommendations to a concept review for a Franklin YMCA, located at 7333 South 27th Street, NE 1/4 of Sec. 12 (761-9992-000), zoned B-4 South 27th Street Business District and R-6 Suburban Single-Family Residence District.
 - C.** Consideration of a request by Millennium Partners to approve a monument sign for Whitnall Grove Residential Subdivision, SE 1/4 of Sec. 06.
 - D.** Consideration of a request by Mark E Carstensen Construction, Inc., to approve a temporary use for a sales trailer at Avian at Tuckaway, 68th Street & Puetz Road, NW 1/4 of Sec. 22 (850-9999-001).
 - E.** Consideration of a request for an amendment to the City of Franklin's Comprehensive Master Plan for the Crossroads Trade Area, approximately Loomis Road (STH 36) and St. Martins Road (STH 100).
 - F.** Consideration of a request by MLG RE 2002 LLC to approve a Natural Resource Protection Plan for the commercial outlot at Yorkshire Grove Subdivision, NE 1/4 of Sec. 24 (855-9905-000), zoned B-4 South 27th Street Business District.
 - G.** Consideration of a request by Gus Koutromanos to take action on the same night as the public hearing for a special use for a restaurant with a drive-thru at 7621 West Rawson Avenue, NE 1/4 of Sec. 09 (755-0193-000), zoned PDD Planned Development District #16 (FRANKLIN CENTRE).

- H. Consideration of a request by Gus Koutromanos to recommend to the Common Council a special use for a restaurant with a drive-thru at 7621 West Rawson Avenue, NE 1/4 of Sec. 09 (755-0193-000), zoned PDD Planned Development District #16 (FRANKLIN CENTRE).
- I. Consideration of a request by Hiller Ford to recommend to the Common Council a land combination at 6455 South 108th Street, NE 1/4 of Sec. 06, zoned M-1 Limited Industrial District.
- J. Consideration of a request by Hiller Ford, Inc., to take action on the same night as the public hearing for an amendment to special use No. 95-4217, to expand an automobile dealership parking lot at 6455 South 108th Street, NE 1/4 of Sec. 06 (704-9998-004), zoned M-1 Limited Industrial District.
- K. Consideration of a request by Hiller Ford, Inc., to recommend to the Common Council an amendment to special use No. 95-4217, to expand an automobile dealership parking lot at 6455 South 108th Street, NE 1/4 of Sec. 06 (704-9998-004), zoned M-1 Limited Industrial District.
- L. Consideration of a request by Brenda & Nicholas Smak to recommend to the Common Council a Certified Survey Map for parcels of land located at 6811 South 51st Street & 5202 W Princeton Pines Court, SW 1/4 of Sec. 02 (741-9986-009 & 741-9986-008), zoned R-5 Suburban Single-Family Residence District/FW Floodway District.
- M. Consideration of a request by Don Adams to recommend to the Common Council a Certified Survey Map for a parcel of land located at 10307 West Oakwood Road, NW 1/4 of Sec. 32 (942-9997-000), zoned A-1 Agricultural District/C-1 Conservancy District.
- N. Consideration of a request by Peter & Diane Strojanovich to recommend to the Common Council a land combination located at 4259 Pebble Beach Court, SW 1/4 of Sec. 01 (739-0011-000 & 739-0104-000), zoned PDD Planned Development District #02 (TUMBLECREEK/HIDDEN LAKES DEVELOPMENT).
- O. Consideration of a request by Kings Way Homes, Inc., to recommend to the Common Council a preliminary plat for an 8-unit residential subdivision, to be known as Robinwood Estates Add'n 1, zoned R-6 Suburban Single-Family Residence District, located at Woodbury Drive & Drexel Avenue, SW 1/4 of Sec. 10.
- P. Consideration of a request by Franklin Commerce Center IV to discuss and make recommendations to a concept review for an office/warehouse on 2.04 acres, zoned PDD Planned Development District # 18 (FRANKLIN BUSINESS PARK), located at 9645 South 54th Street, NW 1/4 of Sec. 26 (899-0026-000).
- Q. Consideration of a request to recommend to the Common Council a concept review for a parking lot addition for Franklin Commerce Center II at 9779 S Franklin Drive, zoned PDD # 18 (FRANKLIN BUSINESS PARK).
- R. Consideration of comments to a draft RFP to update the City of Franklin Comprehensive Master Plan, presented by Nancy Anderson, SEWRPC, at the regular the Plan Commission meeting of June 03, 2004. [Tabled at the regular the Plan Commission meetings of June 03 & June 17, 2004.]

V. Adjournment

**Notice is given that a majority of the Common Council may attend this meeting to gather information about an Agenda item over which they have decision making responsibility. This may constitute a meeting of the Council per State ex rel. Badke v. Greendale Village Board even though the Council will not take formal action at this meeting.*

INFORMATION ONLY Regular Meeting Thursday, July 22, 2004